

ORDINANCE C-51-03

AN ORDINANCE FOR THE REZONING OF 83+ ACRES LOCATED EAST OF BROADWAY AND SOUTH OF HOOVER PARK SUBDIVISION FROM SF-1 TO PUD-R

WHEREAS, a petition was filed with the Planning Commission of the City of Grove City praying for the recommendation of said Commission in regard to the rezoning of certain premises hereinafter described; and

WHEREAS, the Planning Commission approved the rezoning on May 13, 2003, with the following stipulations:

1. Zoning Text, Penalty Section, 1131.00, to be changed to "Section 1131.99"
2. Zoning Text to be reviewed and approved by Staff; and

WHEREAS, a copy of the ordinance, together with a map and plat and the report of the Planning Commission has been on file in the Clerk's office for thirty days for public inspection.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GROVE CITY, STATE OF OHIO, THAT:

SECTION 1. The following described premises are rezoned from SF-1 to PUD-R, with the attached Zoning Text:

Situated in the State of Ohio, County of Franklin, City of Grove City and being a part of Virginia Military Survey 1383, and being more fully described in Exhibit "A" attached hereto and made a part hereof.

SECTION 2. The comprehensive zoning map is hereby amended to conform to the provisions of this ordinance.

SECTION 3. This Ordinance shall take effect at the earliest opportunity allowed by law.

Passed:

Effective:

Denied - 7/7/03
Reconsidered - 7/21/03
Passed - 8/4/03
Effect. - 9/3/03
Attest:

Maria C. Klemack
Maria C. Klemack, President of Council

Cheryl L. Grossman
Cheryl L. Grossman, Mayor

Tami K. Kelly
Tami K. Kelly, CMC/AAE, Clerk of Council

Thomas Clark
Thomas Clark, Director of Law

I Certify that this ordinance is correct as to form.

C-51-03

HOLTON RUN

82.6+ ACRES, BETWEEN ORDERS AND HARRISBURG PIKE

GROVE CITY, OHIO

PLANNED UNIT DEVELOPMENT – RESIDENTIAL (PUD – R)

**Homewood Corporation
750 Northlawn Drive
Columbus, OH 43214**

ZONING TEXT

REVISED July 29, 2003

INTRODUCTION:

The Homewood Corporation is submitting this application for the rezoning of 82.6 acres from SF-1 to PUD-R. The proposed development shall include single-family homes, condominium homes and open space areas.

The project includes a Collector Road that begins at the west property line along Harrisburg Pike and continues to the southeast property line. This collector will be extended through the adjacent property to the east for a future connection with Haughn Road. This Collector Road will allow the City to achieve a major east-west connection as identified in the City's Thoroughfare Plan. This Collector is intended to be extended by the City to the west and north with an ultimate future connection at the intersection of Rensch and Demorest Roads.

The applicant, in cooperation with Grove City Department of Development, will provide a landscaped boulevard entrance for the first 500' of the Collector Road (Demorest Drive). This boulevard will have an entry feature identifying the development as well as a sign requested by the City to indicate this as the southern gateway to Grove City.

The project includes two vehicular connections to the Hoover Park Subdivision, two stub streets to undeveloped land to the south/southwest and two stub streets to the Southern Grove Subdivision. These are critical for maintaining connectivity between neighborhoods and for fire protection.

The project provides for extension of water lines to the Southern Grove Subdivision and to the western terminus of Mayfair Drive. This is critical for fire protection to these areas, which are currently in the township. A fire hydrant shall also be provided by the developer on this property at the terminus of Southern Grove Drive.

Permitted Uses

Single Family (67.5± Acres)

The single-family portion of this PUD-R zoning consists of a maximum of 159 single-family lots on 67.5 acres at a density of approximately 2.4 units an acre. Any open space, entry features, and common areas shall be owned, maintained and repaired by a Homeowners' Association. Minimum building floor area for ranch, 1 ½, and two-story homes shall be approved as part of the Development Plan approval process. All model homes shall be a minimum of 2,000 sq. ft. of building floor area. At least 93% of all lots shall have 80' of frontage. In no case shall a lot have less than 75' of frontage. None of the lots are less than 10,000 square feet and the average lot size for all lots is approximately 12,500 square feet.

Reserve A (Condominium-Housing) (14.5 ± Acres)

Reserve A shall consist of 84 condominium-housing units on approximately 14 acres. All streets will be private and all services such as trash pick-up, snow removal, exterior building maintenance, and lawn care are to be provided by a condominium association.

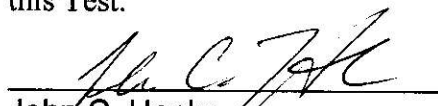
Owners will be purchasing individual dwelling units and the condominium association must approve any changes to the exterior of that unit, including additions or alterations to any buildings and any significant changes to any common area. Minimum square footages shall be 1400 for ranch units, 1550 for story and a half units, and 1600 for two story units. Furthermore, all units shall have a two car attached garage. All buildings will have a unified residential scale appearance. Basements will be offered as an option to buyers during the building process. The open space and all landscape buffers, ponds and other features shall be owned by the condominium association as common property. Maintenance and repair of common areas, including landscaping, private roadways and entrance features, shall be the responsibility of the condominium association. Landscaping shall, at a minimum, comply with the City's landscape code.

Notice is hereby given that the 14.5 ± acres shall follow all provisions of Section 1135.14 of the Codified Ordinances of the City of Grove City including 1135.14 (a) (5).

PENALTY

Violation of any of the above shall be deemed a violation per the provisions of section 1131.99 of the Codified Ordinances.

Applicant, or itself, its successors and assigns, including successors owners of the Property, do hereby agree to abide by the above restrictions and conditions contained in this Test.


John C. Hanks
General Counsel/Secretary
Homewood Corporation

7/30/29
Date

Approved:

Richard L. Stage
City Administrator

Date

C-51-03
EXHIBIT 44
0.867 ACRES

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Situated in the State of Ohio, County of Franklin, City of Grove City, being a portion of Lot 3 of that subdivision entitled "Estate of Henry Patzer" of record in Plat Book 3, Page 194, and being 0.867 acre out of Parcel II as conveyed to ROLYLOE GROVE CITY by deed of record in Official Record 26381C04 (all references refer to the records of the Recorder's Office, Franklin County, Ohio) and more particularly bounded and described as follows:

Beginning, for reference, at a railroad spike found at the centerline intersection of Orders Road and Southerly Grove Drive of record in Plat Book 37, Page 85;

thence South 87° 40' 15" East, with the centerline of said Orders Road, a distance of 424.61 feet to a solid iron pin found at an angle point in said centerline;

thence South 87° 05' 33" East, continuing with said centerline, a distance of 282.32 feet to a mag nail set at the southeasterly corner of that 1.584 acre tract as conveyed to William L. Cain by deed of record in Official Record 9235J12, and being the True Point of Beginning;

thence North 01° 51' 10" East, with the easterly line of said 1.584 acre tract, a distance of 301.79 feet to an iron pin found at the northeasterly corner of said 1.584 acre tract;

thence crossing said Parcel II, the following courses and distances:

South 29° 50' 35" East, a distance of 105.00 feet to an iron pin set; and

South 87° 53' 49" East, a distance of 112.00 feet to an iron pin set in the westerly line of that 0.506 acre tract as conveyed to Ronald C. and Debra S. Kwast by deed of record in Official Record 12578J18;

Thence South 02° 56' 01" West, with the westerly line of said 0.506 acre tract, and a portion of the westerly line of that 36.311 acre tract as conveyed to F & M Management Co. by deed of record in Deed Book 3778, Page 325 a distance of 215.00 feet to a railroad spike found in the centerline of said Orders Road, being the southwesterly corner of said 36.311 acre tract;

Thence North 87° 05' 33" West, with said centerline, a distance of 163.14 feet to the True Point of Beginning, and containing 0.867 acres of land, more or less, of which 0.075 acre lies within the present right-of-way of said Orders Road, leaving a net acreage of 0.792 acres.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

Bearings are based on the Ohio State Plane Coordinate System, South Zone, as per NAD83. Control for bearings was from coordinates of monuments established by the Franklin County Engineering Department.

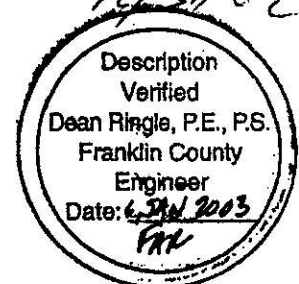
EVANS, MECHWART, HAMBLETON & TILTON, INC.



CEW:caw/02-02

Clark E. White
Registered Surveyor No. 7868

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EXHIBIT "A"
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Situated in the State of Ohio, County of Franklin, City of Grove City, located in the Military Survey Number 1383 and being all of those tracts as conveyed to June A. Wilson, Trustee by deed of record in Official Record 28866E15, a portion of said tracts being all of Lots 4 through 7 of that subdivision entitled "Estate of Henry Patzer" of record in Plat Book 3, Page 194 (all references refer to the records of the Recorder's Office, Franklin County, Ohio) and more particularly bounded and described as follows:

Beginning at a stone found at the northeasterly corner of Lot 48 of that subdivision entitled "Southern Grove Estates 3" of record in Plat Book 39, Page 97, being a southeasterly corner of Lot 6 of said "Henry Patzer" subdivision;

thence North 87° 32' 35" West, with the northerly line of said "Southern Grove Estates 3" and a portion of the northerly line of that 35.25 acre tract as conveyed to David Keil, Trustee by deed of record in Official Record 30793C05, being the southerly line of Lots 6 and 7 of said "Henry Patzer" subdivision, (passing an iron pin found at 203.12 feet) a distance of 834.70 feet to an iron pin set at the southeasterly corner of Lot 8 of said "Henry Patzer" subdivision as conveyed to Loretta M. Murib by deed of record in Official Record 8140J13;

thence North 01° 38' 41" East, with the common line between Lots 7 and 8 of said subdivision (passing concrete posts at 3.26 and 914.86 feet) a distance of 923.45 feet to an iron pin set at the northeasterly corner of said Lot 8, being the northwesterly corner of said Lot 7;

thence North 86° 56' 21" West, with the northerly line of said Lot 8, a distance of 527.93 feet to an iron pin set in the easterly line of that 3.00 acre tract as conveyed to Ann M. Addy by deed of record in Official Record 33593B16;

thence North 01° 16' 53" East, with a portion of the easterly line of said 3.00 acre tract, and the easterly line of that tract as conveyed to said Loretta M. Murib by deed of record in said Official Record 8140J13, (passing an iron pin found at 18.58 feet) a distance of 227.58 feet to an iron pin set at the northeasterly corner of said Murib tract;

thence North 56° 16' 44" West, with the northerly line of said Murib tract, (passing an iron pin found at 471.15 feet) a distance of 511.00 feet to a mag nail set in the centerline of Harrisburg Pike (State Route 3), being the northwesterly corner of said Murib tract;

thence North 33° 42' 16" East, with the centerline of said Harrisburg Pike, a distance of 180.00 feet to a mag nail set at the southwesterly corner of that 0.673 acre tract as conveyed to Thomas C. and Delores I. James by deed of record in Instrument Number 200202260050112;

thence South 56° 16' 44" East, with the southerly line of said 0.673 acre tract, (passing a rebar found at 39.87 feet) a distance of 396.64 feet to a ½-inch rebar found at the southeasterly corner of said 0.673 acre tract, being in the westerly line of that tract as conveyed to Eugene Kepler by deed of record in Deed Book 3223, Page 367;

thence South 01° 16' 53" West, with the westerly line of said Kepler tract, a distance of 6.02 feet to an iron pin found at the southwesterly corner of said Kepler tract;

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thence South 87° 18' 21" East, with the southerly line of said Kepler tract, the southerly line of that original 45.595 acre tract as conveyed to Hoover Park, Ltd. by deed of record in Instrument Number 199909150234326, and the southerly lines of those subdivisions entitled "Hoover Park Section 6, Part 1" and "Hoover Park, Section 5" of record in Plat Book 98, Page 61 and Plat Book 96, Page 13, respectively, (passing a P.K. nail in a concrete post at 21.99 feet, and passing iron pins found at 1035.45, 1085.38, 1175.29, 1245.50, 1320.35, 1400.33, 1480.56, 1550.44, 1620.47, 1700.44, 1770.40, 1840.47, 1910.50, 1990.44, 2070.53, and 2140.53 feet) a distance of 2434.97 feet to an iron pin found in the westerly line of Lot 20 of that subdivision entitled "Mayfair Park No. 2, Section 2" of record in Plat Book 46, Page 87;

thence South 02° 01' 50" West, with the westerly line of said "Mayfair Park No. 2, Section 2" and the westerly line of that subdivision entitled "Mayfair Park No. 2, Section 3" of record in Plat Book 50, Page 25, a portion of which being the easterly line of Lot 4 of said "Henry Patzer" Subdivision (passing iron pins found at 407.46 feet and 711.05 feet) a distance of 888.72 feet to an iron pin found at the southwest corner of Lot 29 of said "Mayfair Park No. 2, Section 3" and being the northwesterly corner of that 36.311 acre tract as conveyed to F & M Management Company by deed of record in Deed Book 3778, Page 325;

thence South 02° 56' 01" West, with the westerly line of said 36.311 acre tract, being an easterly line of said Lot 4, a distance of 798.06 feet to an iron pin set at the northeasterly corner of Parcel II as conveyed to Roger L. and Donna J. Spillman by deed of record in Official Record 26381C04, being the southeasterly corner of said Lot 4;

thence North 87° 17' 25" West, with the northerly line of said Parcel II, the northerly line of that subdivision entitled "Southern Grove Estates, No. 2" of record in Plat Book 38, Page 116, and the northerly line of Lot 53 of said "Southern Grove Estates 3", being the southerly line of Lots 4 through 6 of said "Henry Patzer" subdivision (passing an iron pin found at 945.93 feet) a distance of 1046.02 feet to an iron pin set at the northwesterly corner of said Lot 53 being a southwest corner of said Lot 6;

thence North 01° 42' 25" East, with the easterly line of said "Southern Grove Estates 3" being a westerly line of said Lot 6, (passing an iron pin found at 229.14 feet) a distance of 328.56 feet to the True Point of Beginning, and containing 74.312 acres of land, more or less, of which 0.165 acre lies within the present right-of-way of Harrisburg Pike, leaving a net acreage of 74.147 acres..

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

Bearings are based on the Ohio State Plane Coordinate System, South Zone, as per NAD83. Control for bearings was from coordinates of monuments established by the Franklin County Engineering Department.

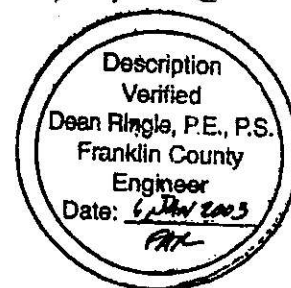


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EVANS, MECHWART, HAMBLETON & TILTON, INC.

Clark E. White
Clark E. White
Registered Surveyor No. 7868

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EXHIBIT "A"
8.615 ACRES

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Situated in the State of Ohio, County of Franklin, City of Grove City, being located in Virginia Military Survey Number 1383, being a portion of Lot 3 of that subdivision entitled "Estate of Henry Patzer" of record in Plat Book 3, Page 194, and being 8.615 acres out of Parcel II as conveyed to Roger L and Donna J. Spillman by deed of record in Official Record 26381C04 (all references refer to the records of the Recorder's Office, Franklin County, Ohio) and more particularly bounded and described as follows:

Beginning, for reference, at a railroad spike found at the centerline intersection of Orders Road and Southerly Grove Drive of record in Plat Book 37, Page 85;

thence South $87^{\circ} 40' 15''$ East, with the centerline of said Orders Road, a distance of 424.61 feet to a solid iron pin found at an angle point in said centerline;

thence South $87^{\circ} 05' 33''$ East, continuing with said centerline, a distance of 282.32 feet to a mag nail set at the southeasterly corner of that 1.584 acre tract as conveyed to William L. Cain by deed of record in Official Record 9235J12;

thence North $01^{\circ} 51' 10''$ East, with the easterly line of said 1.584 acre tract, a distance of 301.79 feet to an iron pin found at the northeasterly corner of said 1.584 acre tract, being the True Point of Beginning;

thence with the northerly line of said 1.584 acre tract, the following courses and distances:

North $32^{\circ} 11' 50''$ West, a distance of 105.15 feet to an iron pin found;

North $56^{\circ} 57' 50''$ West, a distance of 70.80 feet to an iron pin found; and

North $66^{\circ} 13' 50''$ West, a distance of 59.90 feet to an iron pin found in the easterly line of that 1.555 acre tract as conveyed to Donald P. and Bonnie J. Casey by deed of record in Instrument Number 200006300129532;

thence North $01^{\circ} 51' 10''$ East, with a portion of that easterly line of said 1.555 acre tract and the easterly line of that subdivision entitled "Southern Grove Estates Number 2" of record in Plat Book 38, Page 116 (passing an iron pin found at 467.23, 666.88 and 726.91 feet) a distance of 927.69 feet to an iron pin set in the southerly line of Lot 4 of said "Estate of Henry Patzer" as conveyed to June A. Wilson Trustee by deed of record in Official Record 28866E15;

thence South $87^{\circ} 17' 25''$ East, with the southerly line of said Lot 4, a distance of 364.08 feet to an iron pin set in the westerly line of that 36.311 acre tract as conveyed to F & M Management Co. by deed of record in Deed Book 3778, Page 325, being the southeasterly corner of said Lot 4;

thence South $02^{\circ} 56' 01''$ West, with the westerly line of said 36.311 acre tract and a portion of the westerly line of that 0.506 acre tract as conveyed to Ronald C. and Debra S. Kwast by deed of record in Official Record 12578J18, a distance of 1158.41 feet to an iron pin set;

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thence crossing said Parcel II, the following courses and distances;

North 87° 53' 49" West, a distance of 112.00 feet to an iron pin set; and

North 29° 50' 35" West, a distance of 105.00 feet to the True Point of Beginning, and containing 8.615 acres of land, more or less.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

Bearings are based on the Ohio State Plane Coordinate System, South Zone, as per NAD83. Control for bearings was from coordinates of monuments established by the Franklin County Engineering Department.



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EVANS, MECHWART, HAMBLETON & TILTON, INC.

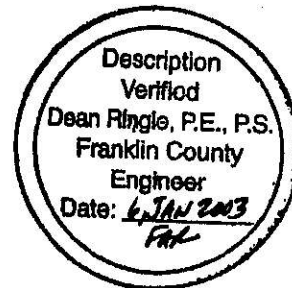
Clark E. White 12/31/02

Clark E. White
Registered Surveyor No. 7868

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